

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street
London WC1H 9JE
FAO Ms Rachel English

Our Ref: A113729
By email only

14th April 2020

Dear Ms English

Town and Country Planning Act 1990: Section 192 – Certificate of Lawfulness of Proposed Use or Development
Planning Application Reference No. 2020/1303/P
156 West End Lane, West Hampstead, London NW6 1SU

I write to provide further information in relation to an application made under section 192 of the Town and Country Planning Act 1990 for a Certificate of Lawfulness of Proposed Use or Development ("CLOPUD") at 156 West End Lane, West Hampstead (application reference: 2020/1303/P).

Background to the application

Planning permission was approved on 23rd June 2017 (2015/6455/P) for the "*comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of 08 accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping*".

In March 2020, an application was approved under section 96a of the Town and Country Planning Act 1990 (2020/0478/P), which amended the description of development to read:

"Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys. New vehicular access from West End Lane and provision of accessible car parking spaces. Provision of new public open space and widening of Potteries Path and associated cycle parking and landscaping".

The applicant and consultant team have been working to discharge the pre-commencement conditions pursuant to 2015/6455/P and the following approvals of details have been received to date:

2020/0200/P - Condition 26a: *Written Programme of Ground Investigation*

Submitted: 15th January 2020
Validation: 27th January 2020
Detail approved: 20th February 2020

2020/0395/P - Conditions 19 and 20: *Surface water drainage scheme and rainwater recycling*

Submitted: 24th January 2020
Validation: 27th January 2020
Detail approved: 5th March 2020



2019/6364/P - Conditions 21 and 22: *Details of the CHP unit, the stack and height*

Submitted: 21st December 2019.

Validation: 14th January 2020: 2019/6364/P

Detail Approved: 20th March 2020

2019/6364/P - Condition 23: *Details of air quality monitors, including location, number and specification*

Submitted: 21st December 2019.

Validation: 14th January 2020: 2019/6364/P

Detail partially approved: 20th March 2020

2020/0750/P - Condition 12: *Design of building foundations and impact on trees adjoining the site*

Submitted: 14th February 2020

Validation: 17th February 2020

Decision Notice: 20th March 2020

The detail required to discharge Condition 26b (*Details of the ground investigation results and remediation measures*) was submitted to the Council on 3rd April 2020, validated on 8th April (2020/1618/P) and is currently undergoing statutory consultation.

The CLOPUD Application

Within this context of approvals, work is now progressing towards commencement of development. The documents submitted in support of the CLOPUD application therefore identify a number of actions intended to be undertaken to implement the planning permission. It is considered beneficial to all parties for these activities to be explicitly agreed prior to commencement of those works, such that clarity and certainty is provided in a timely manner.

The proposed works of implementation comprise:

- Demolition of the single and two-storey structures (as outlined within the Phase 1 and Phase 2 Demolition Outline Pack prepared by CGL Architects) down to ground slab level;
- Demolition of hardstanding concrete (rear yard area); removal of ground slabs and hard standing concrete and the clearance of all associated debris to licensed disposal / recycling sites.

With the issue of the CLOPUD, the Council agrees that those actions outlined above and within the Demolition Outline Pack constitute lawful implementation ahead of those works being undertaken. The activities would then be duly recorded and documented to provide further certainty.

We trust that you have the necessary and appropriate information to determine the application and if you require anything further, please do not hesitate to contact me.

We look forward to hearing from you in due course.

Yours sincerely,

A handwritten signature in black ink that reads 'J. Mc Laughlin'.

Julie Mc Laughlin

Associate

WYG Environment Planning Transport Limited